Winchendon Fire Station Addition & Renovation Project

The following summary presents the detailed cost estimated breakdown for the Winchendon Fire Department Headquarters Addition and Renovation Project, based on the January 17, 2025, cost estimate prepared by PM&C; LLC. This document is designed to provide clarity, transparency, and confidence in the financial planning and execution of this essential public safety investment. It is important to understand that estimates were given on the higher ends to ensure that there would be the least chance of returning to the taxpayers for additional funding.

CATEGORY	ESTIMATED COST
New Construction	$ 7,466,416
Renovation	$ 1,945,813
Sitework	$ 2,322,833
Hazardous Material Removal	$ 56,000
General Conditions / Insurance / Bonds	$ 1,345,114
Design Contingency & Escalation	$ 721,613
Overhead & Fees	$ 375,380
Total Estimated Physical Construction Costs	**$ 14,233,169**
Bidding & Construction Engineering	$ 498,330
Structural Peer Review	$ 10,000
Hazmat & Environmental Testing during Construction	$ 40,000
Total Construction Architectural & Engineering	**$ 548,330**
Independent Estimate & Bidding	$ 35,000
Construction	$ 400,000
Clerk of the Works	$ 130,000
Closeout	$ 35,000
Advertising & Printing	$ 5,000
Finance & Bonding Costs	$ 25,000
Builders Risk Policy (by Town)	$ 25,000
Legal Fees	$ 10,000
Utility Fees	$ 25,000
Construction Phase Testing	$ 25,000
Total Administrative / Owners Project Manager	**$ 715,000**
Soft Cost & Construction @ 8%	$ 1,136,000
Total Contingency Costs	**$ 1,136,000**
Total Project (With potential escalations)	**$ 16,632,499**

DLS
DIVISION OF LOCAL SERVICES
MA DEPARTMENT OF REVENUE

Data Analytics and Resources Bureau

Estimated Impact on Property Taxes

Data current as of 10/09/2025

Select a Municipality: Winchendon [Submit] [Export Table] [E-Mail The Databank]

Enter Amount to Adjust by 575000 [Calculate]

Winchendon

	Residential & Open Space (RO)	Commercial, Industrial and Personal Property (CIP)	Total
FY 2025 # of Parcels	4,223	429	4,652
FY 2025 Assessed Value	1,159,154,374	114,194,499	1,273,348,873
FY 2025 Tax Levy	13,620,064	1,341,785	14,961,849

RO Tax Rate	CIP Tax Rate
11.75	11.75

Proposed Tax Rate Impact Per $1,000:	0.45
Proposed New Tax Rate Per $1,000 (Estimated New):	12.20
FY 2025 Average Single Family Assessed Value (Current):	**340,978**
FY 2025 Average Single Family Tax Bill (Current):	**4,006**
FY 2025 Average Single Family Tax Bill Impact (Estimated New):	**153.44**

Assessed Value	Current Estimated Tax Bill	Proposed Estimated Tax Bill	**Estimated Tax Bill Impact**
250,000	2,937.50	3,050.00	**112.50**
350,000	4,112.50	4,270.00	**157.50**
450,000	5,287.50	5,490.00	**202.50**
550,000	6,462.50	6,710.00	**247.50**
650,000	7,637.50	7,930.00	**292.50**
750,000	8,812.50	9,150.00	**337.50**
850,000	9,987.50	10,370.00	**382.50**
950,000	11,162.50	11,590.00	**427.50**
1,050,000	12,337.50	12,810.00	**472.50**
1,150,000	13,512.50	14,030.00	**517.50**
1,250,000	14,687.50	15,250.00	**562.50**
1,350,000	15,862.50	16,470.00	**607.50**
1,450,000	17,037.50	17,690.00	**652.50**
1,550,000	18,212.50	18,910.00	**697.50**